



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Meeting Agenda - Final Planning Commission

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Thursday, September 10, 2015

6:30 PM

City Hall

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*NOTICE: The requested rezoning items appearing on this Planning Commission Agenda were filed by the applicant at least 30 days ago. Legal notice for each rezoning item was published in The Norman Transcript and mailed to each property owner of record within 350 feet of each rezoning request.*

*Planning Commission will hold a public hearing on these items tonight, and each item upon which action is taken will be forwarded to the City Council with a recommendation. It should be recognized that the Planning Commission is a recommendatory body and that the City Council may, or may not, concur with the Planning Commission's recommendation. Therefore, it is important to note that all items forwarded by the Planning Commission will be introduced and heard at a subsequent City Council meeting.*

*PUBLIC WIFI – CONNECT TO CITYOFNORMANPUBLIC – PASSWORD: April1889.*

**1**     **ROLL CALL**

**2**     **CONSENT ITEMS**

*INFORMATION: This item is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order.*

*Action Needed: Place Item Nos. 3 and 4 on the Consent Docket and approve by one unanimous vote.*

**3**     **TMP-73**     Approval of the August 13, 2015 Regular Session Minutes

*Action Needed: Approve the minutes of the August 13, 2015 Regular Session of the Planning Commission as presented, or as amended.*

**4**     **PP-1516-5**     Consideration of a Preliminary Plat submitted by Huettners, Inc. (SMC Consulting Engineers, P.C.) for Lot 2, Block 1, VALUE PLACE ADDITION for property generally located at 5451 Huettner Drive, one-half mile south of Indian Hills Road and east of York Drive.

*Action Needed: Recommend approval or rejection of the request to waive alley requirements, and recommend approval or rejection of PP-1516-5, the Preliminary Plat for Lot 2, Block 1, VALUE PLACE ADDITION, to City Council.*

**Attachments:** [Location Map](#)  
[Preliminary Plat](#)  
[Staff Report](#)  
[Transportation Impacts](#)  
[Preliminary Site Development Plan](#)  
[Request for Alley Waiver](#)  
[Pre-Development Summary](#)  
[Greenbelt Commission Comments](#)

## **NON-CONSENT ITEMS**

### **Master Development Plan**

- 5a**     [R-1415-84](#)     Shaz Investment Group, L.L.C. and Rieger, L.L.C. request amendment of the NORMAN 2025 Land Use and Transportation Plan from Very Low Density Residential Designation to Mixed Use Designation for approximately 760 acres of property generally located north of Post Oak Road on both the east and west sides of 36th Avenue S.E. (SE ¼ of Section 10, Township 8 North, Range 2 West; E ½ of Section 15; and W ¾ of the S ½ of Section 14).
- 5b**     [O-1415-33](#)     Shaz Investment Group, L.L.C. and Rieger, L.L.C. request rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for approximately 760 acres of property generally located north of Post Oak Road on both the east and west sides of 36th Avenue S.E. (SE ¼ of Section 10, Township 8 North, Range 2 West; E ½ of Section 15; and W ¾ of the S ½ of Section 14).

*Action Needed:* Postpone action on Resolution No. R-1415-84 and Ordinance No. O-1415-33 to the October 8, 2015 Planning Commission meeting.

**Attachments:** [Location Map](#)  
[Postponement Memo](#)  
[Postponement Request](#)  
[7-9-15 PC Minutes - Postponement](#)

### **Special Use for Bed & Breakfast**

- 6**     [O-1415-43](#)     Michael Miller requests Special Use for a Type I Bed and Breakfast Establishment for property currently zoned R-1, Single Family Dwelling District, located at 2107 Westwood Drive.

*Action Needed:* Postpone action on Ordinance No. O-1415-43 to the October 8, 2015 Planning Commission meeting at the request of the applicant.

**Attachments:** [Location Map](#)  
[Postponement Memo](#)  
[Postponement Request - Miller B&B](#)  
[8-13-15 PC Minutes](#)

### Special Use for a Church, Temple or Other Place of Worship

- 7      [O-1516-11](#)      Norman Community Church of the Nazarene requests Special Use for a Church, Temple or Other Place of Worship for property currently zoned R-1, Single Family Dwelling District and located at 1801 N. Porter Avenue.

*Action Needed: Recommend adoption or rejection of Ordinance No. O-1516-11 to City Council.*

**Attachments:** [Location Map](#)  
[Staff Report](#)  
[Site Plan](#)  
[Pre-Development Summary](#)

### Special Use for an Automotive Service Station (Fuel Sales)

- 8      [O-1516-12](#)      Grubbs Consulting, L.L.C. and 7-Eleven, L.L.C./7-Eleven, Inc. request Special Use for an Automotive Service Station (fuel sales) in conjunction with a convenience store for property currently zoned C-1, Local Commercial District, and located at 1201 12th Avenue N.E.

*Action Needed: Recommend adoption or rejection of Ordinance No. O-1516-12 to City Council.*

**Attachments:** [Location Map](#)  
[Staff Report](#)  
[7-Eleven Final Site Plan](#)  
[7-Eleven Final Plat](#)  
[Pre-Development Summary](#)

9      **MISCELLANEOUS COMMENTS**

10     **ADJOURNMENT**